



**Porter Close, Sutton Coldfield - B72 1DR**

**£525,000**

 **MOORHOUSE**



## Porter Close

### Sutton Coldfield

Located in a quiet and highly sought after cul-de-sac setting, this spacious four bedroom detached house epitomises the true essence of a perfect family home whilst offering further potential to improve and extend.

A fantastic location close to the shops, bars and restaurants of Wylde Green whilst enjoying a peaceful cul-de-sac location.

#### THE PROPERTY....

Beyond the well-maintained facade, you are greeted by a welcoming entrance hallway which leads to reveal a spacious living room with an 'Inglenook' fireplace, and a bright conservatory perfect for enjoying the sunlight. The formal dining room is ideal for hosting gatherings with french doors leading out to the rear garden, whilst the dedicated study is ideal for those working from home. The heart of the home lies in the fully fitted kitchen featuring modern appliances, complemented by a utility area and a convenient guest WC.

Upstairs, the first floor houses four generously-sized bedrooms, including an en-suite master bedroom, as well as a family bathroom for added convenience.



- Four bedrooms, en-suite and family bathroom



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Outside, the property continues to impress with its outdoor spaces designed for relaxation and entertaining. A private rear garden provides a tranquil retreat, offering ample space for outdoor activities or enjoying al-fresco dining on warm evenings. The well-maintained garden is a haven for green thumbs, providing a canvas for gardening enthusiasts to cultivate their own oasis. Further enhancing the property's appeal is the presence of a garage and driveway, ensuring ample parking space for residents and guests alike.

With close proximity to shops, bars, and restaurants, this home strikes the perfect balance between urban convenience and suburban tranquillity, making it a must-see for those seeking a harmonious blend of comfort, style and functionality in a sought-after location.







## FEATURES:

- Four bedrooms, en-suite and family bathroom
- Excellent cul-de-sac location
- Close to shops, bars and restaurants
- Spacious living room and conservatory
- Dining room and study
- Fitted kitchen, utility area and Guest WC
- Garage and driveway
- Private rear garden

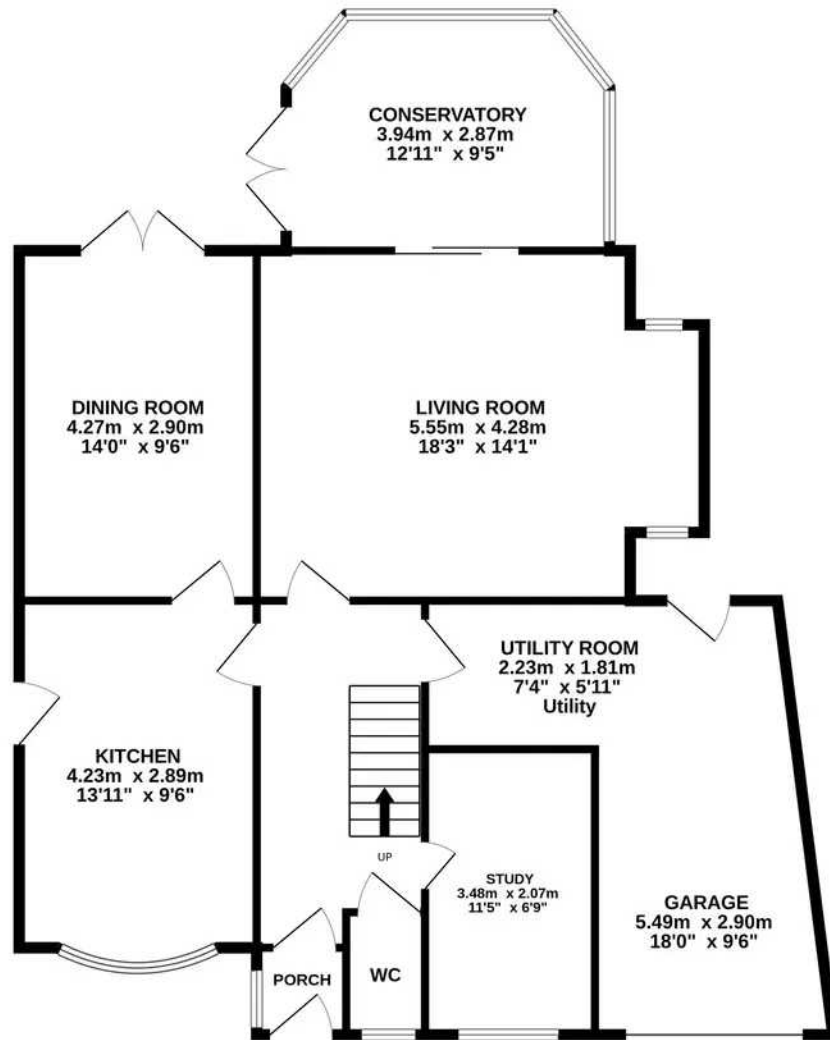
## INTERESTED?

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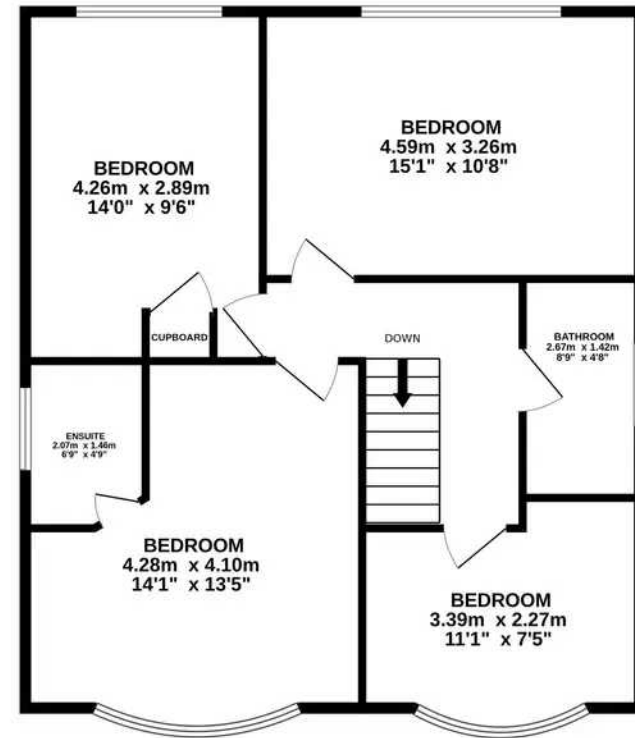
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**GROUND FLOOR**  
92.6 sq.m. (996 sq.ft.) approx.



**1ST FLOOR**  
64.4 sq.m. (693 sq.ft.) approx.



**TOTAL FLOOR AREA : 157.0 sq.m. (1690 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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